

FOR LEASE

Wayzata Village Shops

812 - 864 Lake St E, Wayzata, MN 55391

Charming retail center along Lake Minnetonka, with individual storefront canopies creating an inviting atmosphere for a variety of retailers and service businesses.



Building Size

43,731 SF

Year Built / Year Renovated

1964 / 2024

Space Available

1,792 - 4,203 SF

Rent Rate

\$43.00 NNN

CAM & Taxes

\$16.61/SF/yr

Wayzata Village Shops

About the Property

The Village Shops in Wayzata is a charming retail center that blends traditional design with community-focused shopping. This low-rise brick building, with individual storefront canopies for each tenant, creates an inviting, village-like atmosphere perfect for a variety of small businesses. The layout accommodates specialty shops, cafes, and service-oriented retailers, attracting both locals and visitors seeking a unique shopping experience. Situated along the scenic Lake Minnetonka, on Wayzata's main commercial street, the shops benefit from high foot traffic, with a parking lot onsite and convenient back access points for tenants. The combination of cozy architectural elements, lakeside charm, and diverse tenants makes The Village Shops a beloved destination in Wayzata.

Location

Wayzata, nestled on the northeast shore of Lake Minnetonka, combines small-town charm with a vibrant, walkable downtown that draws both locals and visitors. Known as the "crown jewel" of the western suburbs, Wayzata offers stunning lakeside views year-round and premium access to Lake Minnetonka's recreational amenities. Just 11 miles from downtown Minneapolis, this upscale community boasts a bustling mix of boutiques, restaurants, and cafes along Lake Street E, while the Panoway on Wayzata Bay enhances the waterfront with pedestrian paths, green spaces, and other inviting features.

- ✓ High visibility in walkable area of Wayzata
- ✓ Charming individual storefront canopies for each tenant
- ✓ Vibrant mix of specialty shops, cafes, and service-oriented retailers
- ✓ Plentiful street and lot parking with reserved spaces



Site Plan

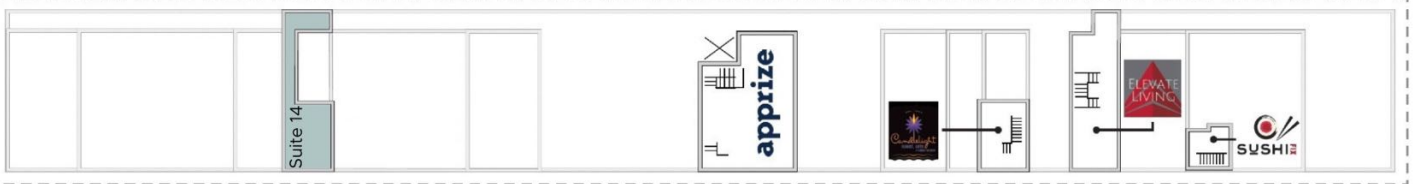
LAKE ST E

GROUND

PARKING



LEVEL 2



Wayzata Village Shops

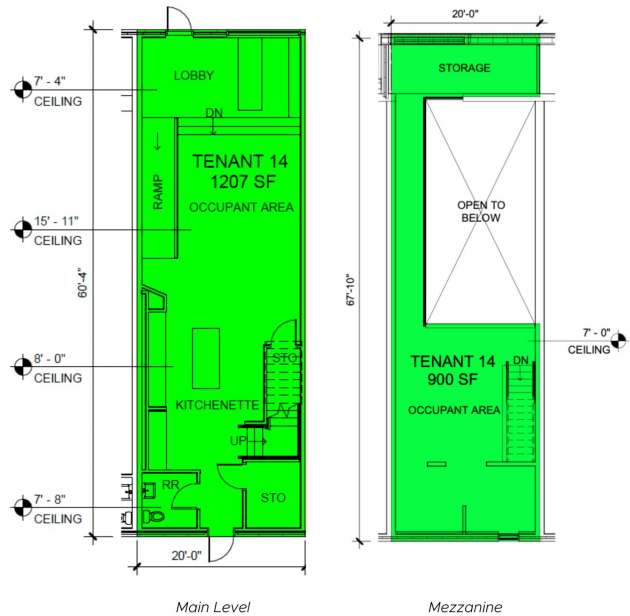
Suite 14

Rentable Area: **1,792 RSF**

Availability: **Immediately**

Lease Rate: **\$43.00 NNN**

CAM & Taxes: **\$16.61/SF/yr**



Beautifully designed inline retail space available at Wayzata's Village Shops, perfectly suited for boutique retailers, professional services, or showroom.

- Move in ready with lobby, restroom, storage, and kitchenette
- Large storefront windows
- Mezzanine with two open offices
- Access directly from parking lot
- Distinct canopy signage
- Vibrant mix of co-tenants



Wayzata Village Shops

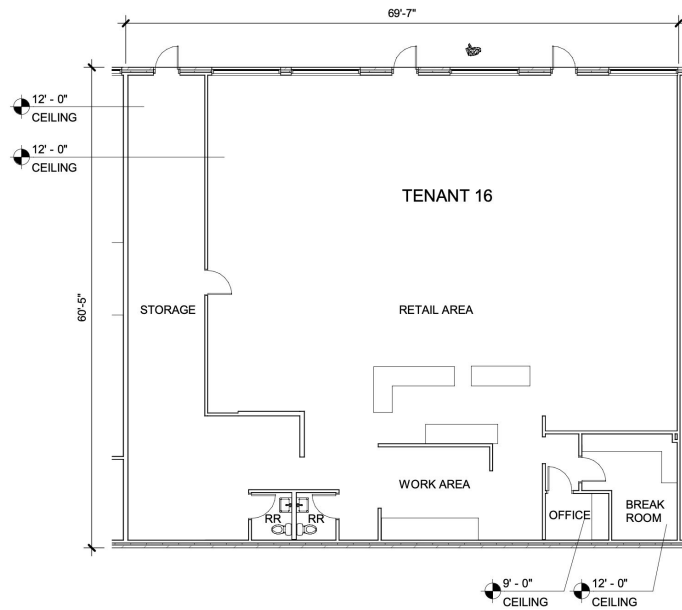
Suite 16

Rentable Area: **2,300 - 4,203 RSF**

Availability: **Immediately**

Lease Rate: **\$43.00 NNN**

CAM & Taxes: **\$16.61/SF/yr**



Prime inline retail space available at Wayzata's Village Shops, perfectly suited for boutique retailers, showrooms, or professional service providers.

- Open floorplan for flexible layout with option to demise
- Large storefront windows with multiple entrances
- Existing restrooms
- Access directly from parking lot
- Distinct canopy signage
- Vibrant mix of co-tenants



The Neighborhood

Wayzata

Known for its small-town charm and quaint downtown location along the shores of Lake Minnetonka, Wayzata is the crown jewel of the western suburbs. Not only a retail and boutique haven along Minnesota's most famous lake, Wayzata is home to acclaimed restaurants, unique homes, and romantic views of Lake Minnetonka.



51

WALK SCORE



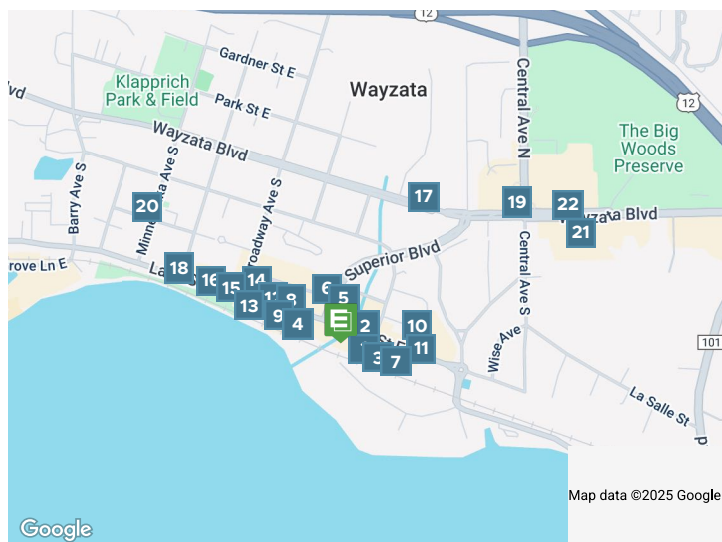
—

TRANSIT SCORE



32

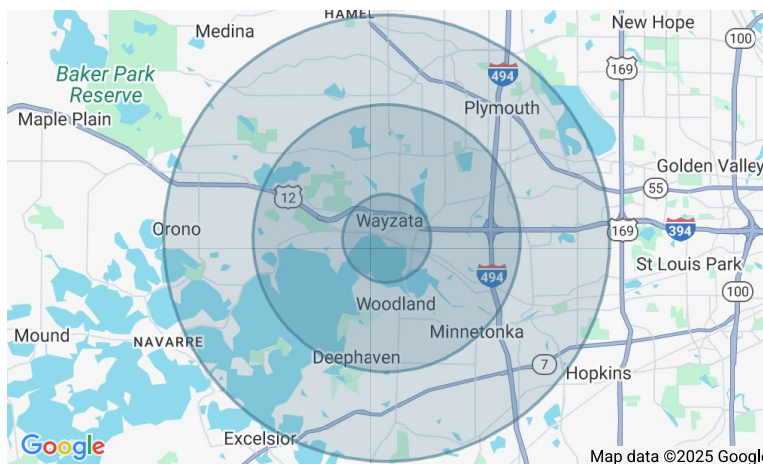
BIKE SCORE



- 1 Baja Haus
- 1 Jade Fountain Chinese Restaurant
- 2 Benedict's
- 3 Maggie's Restaurant
- 4 Penny's Coffee
- 4 PURALIMA Cantina
- 5 Gunderson's Jewelers
- 6 Wayzata Bar & Grill
- 7 Sushi Fix
- 8 Crisp & Green
- 8 Wuollet Bakery
- 9 Monique of Switzerland Jewelers
- 10 Red Cow Wayzata
- 11 Ninetwentyfive
- 12 Josefina
- 13 COV Wayzata
- 14 Eloise
- 14 The Grocer's Table
- 15 McCormick's Pub and Restaurant
- 15 Sakana Sushi
- 16 Gianni's Steakhouse
- 16 One Door West
- 17 Wayzata American Legion
- 18 Ben & Jerry's
- 19 Walgreens
- 20 Alexander Tool & Supply Co
- 21 Jimmy John's
- 22 Bruegger's Bagels

Demographics	1 Mile	3 Miles	5 Miles
Total population	4,180	33,647	103,541
Median age in years	53.2	44.6	43.4
Total households	2,165	13,966	43,150
Median household income	\$118,897	\$139,973	\$131,302
Average household size	1.92	2.39	2.38
Average home value	\$1,119,617	\$713,514	\$660,116

Data Source: ESRI/ArcGIS (2024)



Neighborhood Photos

